



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Project Number: 2205644
Applicant: Greg Brant
Address of Proposal: 624 West Emerson Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for the construction of a 2-unit townhouse with surface parking for 3 vehicles. Existing single family residence to remain.

The following approval is required:

SEPA – Environmental Determination - (SMC Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or
another agency with jurisdiction.

**Early Notice DNS published 8 May 2003

BACKGROUND DATA

Site and Vicinity Description

The 40- by 110 square foot proposal site is located on West Emerson Street, mid-block along the long block between 6th and 8th Avenues West. The street is not fully improved, although it does have a concrete sidewalks. Access for vehicles is provided by a 15-foot alley located to the rear of the lot. The site is developed with a single family residence. The site is located in a Lowrise 1 (L-1) zone, as are adjacent properties to the west and properties across the street to the south. The adjacent property to the east is zoned L2, and the properties across the alley to the north are zoned L3/RC. Development in the immediate vicinity is predominantly a mixture of single family and multifamily uses. The site is designated environmentally critical due to presence of slide-prone soils.

Proposal Description

The applicant proposes to construct a 2-unit townhouse structure behind the existing house, for a total of 3 dwelling units in an environmentally critical area. Vehicular access to the proposed site will be available through an existing 15-foot alley located east of the site and parking would be located at the surface off the alley. Open space would be provided at the interior of the site for all 3 units.

Public Comments

None.

ANALYSIS - SEPA

The proposal site is located in a Landslide Hazard critical area, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential environmental impacts on this project was made in the threshold determination and environmental checklist dated May 2, 2003. The information in the checklist, the supplemental information submitted by the application, field inspection, public

comments and the experience of the lead agency with similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, that "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations/circumstances (SMC 25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Several adopted City codes and/or ordinances provide mitigation for identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Ordinance (grading, site excavation and soil erosion): Building Codes (construction standards): and ECA Ordinance. Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified impacts. Due to the temporary nature and limited scope of these impacts, they are not considered significant. Although not significant, these impacts are adverse, and in some cases, mitigation is warranted.

Short-term Impacts

The following short-term demolition or excavation-related impact to the environmentally critical area is anticipated: potential erosion during excavation and general site work. Due to the limited scope and short duration, this is not considered significant.

Earth

The ECA Ordinance and Directors Rule (DR) 3-93 requires submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with steep slopes, liquefaction zones, and/or a history of unstable soil conditions. Pursuant to this requirement the applicant submitted a geotechnical report, which was reviewed and, although presently subject to correction, appears highly likely to be ultimately deemed adequate by DPD's engineering professionals. No conditioning pursuant to SEPA authority is warranted.

Long-term Impacts

Potential long-term impacts that may occur on the identified environmentally critical area as a result of this project include: 1) increased surface water runoff from greater site coverage by impervious surfaces. This long-term impact is not considered significant because the impacts are minor in scope.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decision pursuant to SEPA.

☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.303(2)(C).

☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.303(2)(C).

CONDITIONS - SEPA

None Required.

Signature: _____ (signature on file) Date: January 15, 2004
Paul Janos, Land Use Planner
Department of Planning and Development
Land Use Services

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